



# FOR SALE

## Kings Road, Chalkwell SS0 8LT

Offers In Excess Of £140,000 Leasehold Council Tax Band - B

1  1  1  409.03 sq ft

- Ground Floor One Bedroom Over 55's Apartment
- Bright West Facing Lounge With Large Windows
- Seamless Open Plan Living Into Kitchen Area
- Well Equipped Kitchen With Integrated Hob And Oven
- Spacious Double Bedroom
- Shower Room With Generous Corner Shower
- Lift Access To All Floors Within The Building
- Residents Communal Car Park, Lounge Areas And Laundry Facilities
- Close To Shops & Bus Transport Stops
- Highly Desirable Chalkwell Location Near Park And Seafront

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This charming over 55's ground floor apartment presents a wonderfully balanced interior, where natural light and thoughtful design combine to create a welcoming and comfortable living space. From the bright, south-facing lounge that seamlessly connects to the kitchen, to the peaceful double bedroom and well-appointed shower room.

Residents benefit from an array of communal features that elevate the living experience beyond the apartment itself. With inviting shared lounges, sunny communal gardens, and practical additions such as a laundry room and resident parking, the development offers both comfort and convenience, all supported by secure entry, on-site assistance, and lift access throughout.

Set within the sought-after Chalkwell area, this home enjoys the best of coastal and community living. With the seafront and Chalkwell Park just a short distance away, alongside excellent transport links and local amenities, the location perfectly balances relaxation, accessibility, and lifestyle appeal, making it a truly desirable place to reside.

### Measurements

Hallway  
1.88m x 1.70m (6'2" x 5'6")  
Lounge  
3.34m x 4.15m (10'11" x 13'7")  
Kitchen  
1.70m x 2.57m (5'6" x 8'5")  
Bedroom  
3.06m x 3.22m (10'0" x 10'6")  
Shower Room  
2.08m x 1.66m (6'9" x 5'5")

### Interior

Stepping into the home, you are greeted by a welcoming hallway, designed with two storage cupboards, offering both practicality and organisation. The lounge is a beautifully light-filled space, enhanced by large west-facing windows that frame pleasant aspects and invite sunshine throughout the day. The lounge area flows effortlessly into the adjoining kitchen, where well-planned work surfaces wrap around the space, complemented by an integrated hob and oven—perfect for everyday living. The bedroom is a well-proportioned double, continuing the home's bright and airy feel with its own west-facing window, creating a calm and restful retreat. Completing the interior is a contemporary shower room, fitted with a spacious corner shower, W/C and hand basin, combining comfort with functionality.

### Exterior

The development offers an appealing lifestyle with a range of communal amenities designed to enhance everyday living.

Residents can enjoy access to comfortable communal lounges—ideal for socialising—as well as beautifully maintained gardens, providing tranquil outdoor spaces to relax and soak up the sunshine. A communal laundry room adds further convenience, catering to practical needs within the building. There is a guest bedroom located on the first floor of the building should you have visitors that would like to stay the night. There is also a residents' car park available, residents register for an allocated parking space. Security and reassurance are key features, with a video intercom entry system, an on-site receptionist, and a dedicated care line service. Although the apartment is located on the ground floor for ease of access, lift facilities serve all floors within the building.

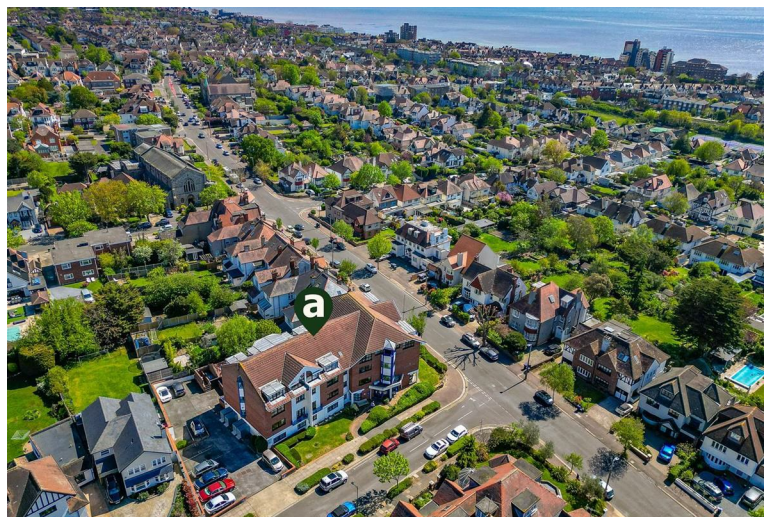
### Location

Perfectly positioned at Kings Meade on Kings Road in Chalkwell, this property enjoys a highly desirable coastal setting known for its blend of tranquillity and convenience. Just moments away, Chalkwell Park offers expansive green spaces, landscaped gardens, and leisure facilities, while the nearby seafront provides stunning coastal walks, fresh sea air, and picturesque views across the estuary. The location is exceptionally well-connected, with the closest bus stop situated on London Road by Chalkwell Park and Chalkwell railway station just a short drive away. A variety of local shops, cafés, and amenities are also close by, making this an enviable and well-rounded place to call home.

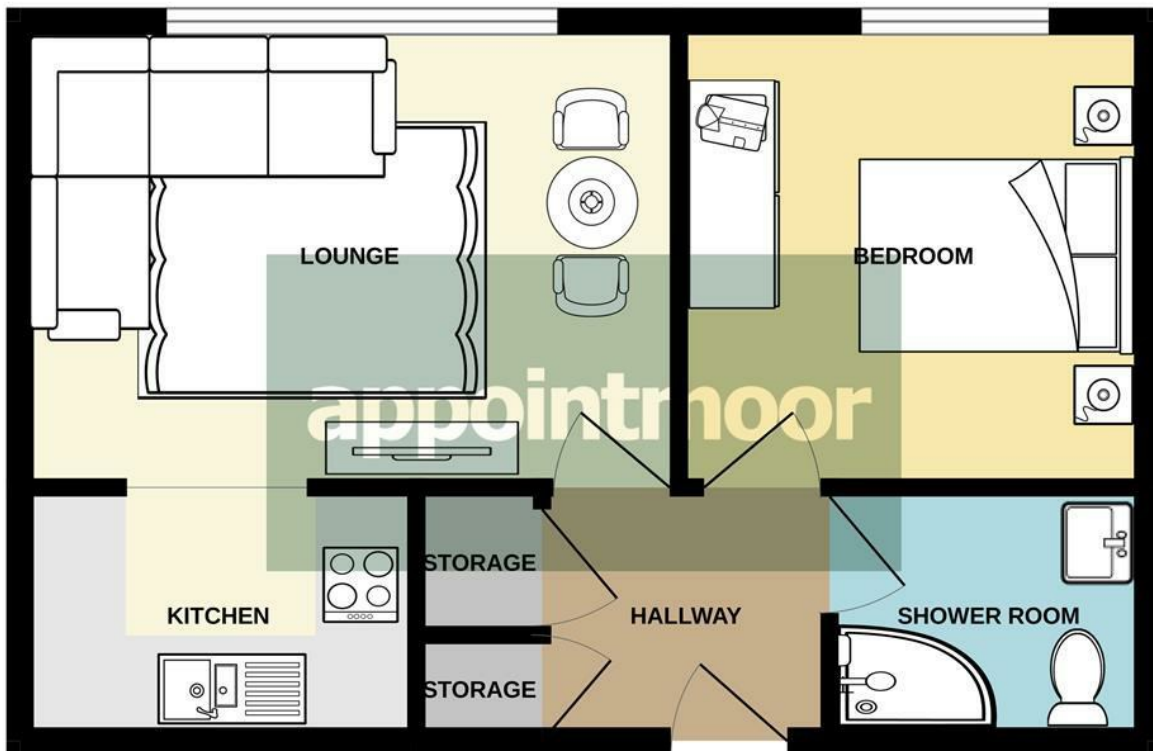
### Tenure

Leasehold  
Years remaining: 89  
Annual Service Charge: £2,800  
Annual Ground Rent: £150  
(Approximate figures provided by the owner)





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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